



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1001 Intake Staff: RM

Date: 1/4/19 Fee: No Fee

## Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

## Project Information:

Certificate of Appropriateness: ☐ Butchertown ☒ Clifton ☐ Cherokee Triangle ☐ Individual Landmark  
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)  
☐ Nulu Review Overlay District (NROD)

Project Name: 213 Haldeman Exterior Renovation

Project Address / Parcel ID: 213 Haldeman Ave. 40206

Total Acres: .15

Project Cost (exterior only): \$30,000 PVA Assessed Value: \$154,900

Existing Sq Ft: 1800 New Construction Sq Ft: 1800 Height (Ft):        Stories: 2

Project Description (use additional sheets if needed):

We are so excited to move on to the next phase of exterior renovation at 213 Haldeman Ave.  
(Note previously approved 18COA1266 from October 2018 at this same address).

In the attached sheets I will outline the exterior work we have planned to completely rehabilitate this Clifton home.

Scope of work includes:

- Replace existing vinyl siding
- New windows
- Concrete repair
- Porch refresh
- Landscaping
- Side door removal

See attachments

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**Contact Information:**

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Jennifer Cress

Name: Jennifer Cress

Company: Ever Clever, LLC

Company: \_\_\_\_\_

Address: 213 Haldeman Ave

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 4020

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-437-9504

Primary Phone: \_\_\_\_\_

Alternate Phone: 5027977907

Alternate Phone: \_\_\_\_\_

Email: jennifer@evercleverflips.com

Email: \_\_\_\_\_

Owner Signature (required): Jennifer Cress

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: \_\_\_\_\_

Name: Jennifer Cress

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

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**Certification Statement:** A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Jennifer Cress, in my capacity as Member, hereby  
*representative/authorized agent/other*

certify that Ever Clever, LLC is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Jennifer Cress Date: 12/27/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

**Please submit the completed application along with the following items:**

**Required for every application:**

- ☐ Land Development Report<sup>1</sup>
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

**Site and Project plan: (required for building additions, new structures and fencing)**

- ☐ Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Floor plans drawn to scale with dimensions and each room labeled
- ☐ Elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions.  
For fencing, only photos/drawings of the proposed fence are required.

**Committee Review Only**

*Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.*

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sup>3</sup>, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

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**Resources:**

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.  
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2<sup>nd</sup> fl, 502-574-6220. Many deeds, plats and other records are available online at:  
<https://search.jeffersondeeds.com/>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

## Submittal Instructions:

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

## Definitions:

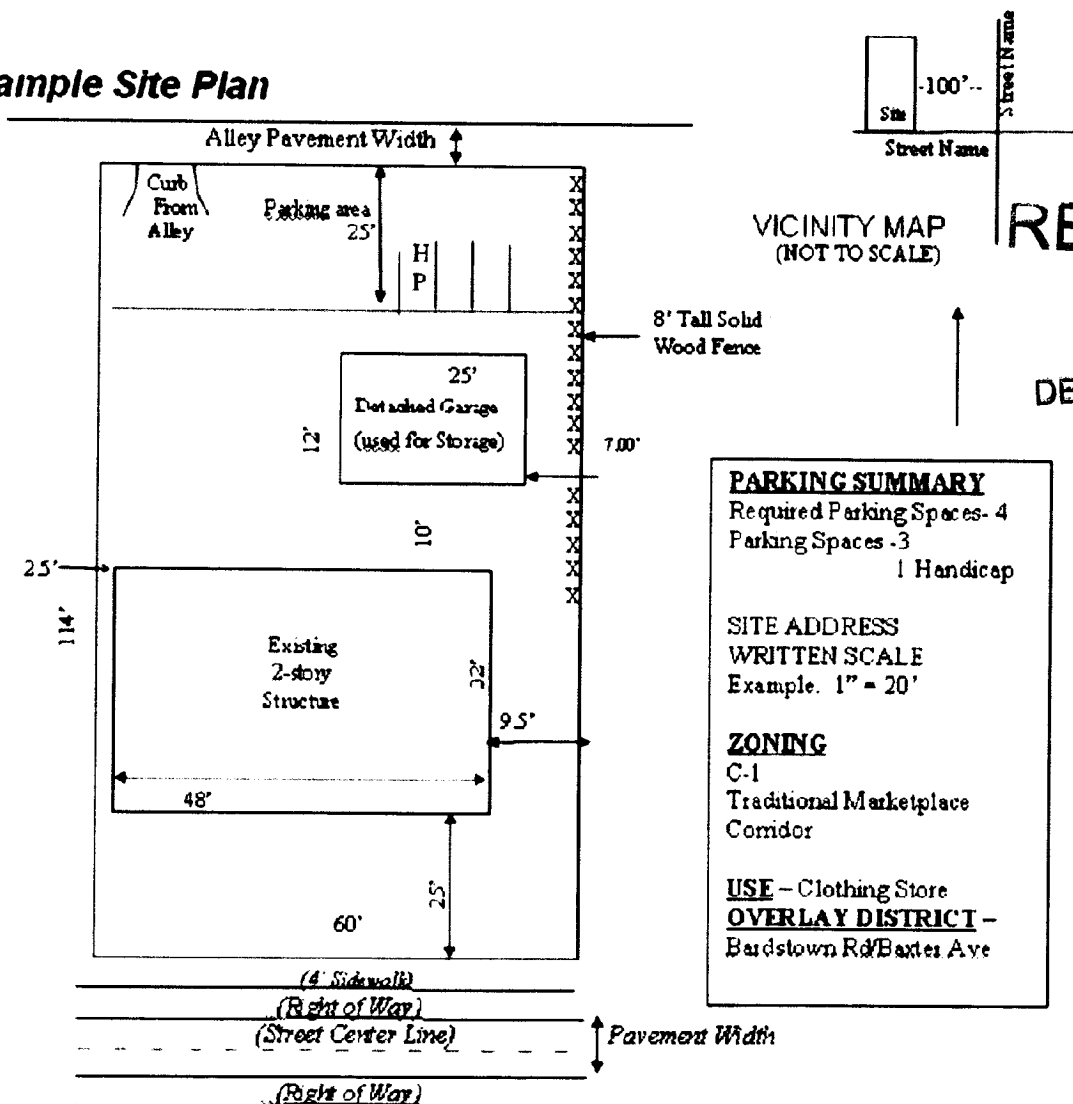
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

**Overlay District Permit:** A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

## Sample Site Plan



### PARKING SUMMARY

Required Parking Spaces - 4  
Parking Spaces - 3  
1 Handicap

SITE ADDRESS  
WRITTEN SCALE  
Example: 1" = 20'

### ZONING

C-1  
Traditional Marketplace  
Corridor

USE - Clothing Store  
OVERLAY DISTRICT -  
Bardstown Rd/Baxter Ave

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## Land Development Report

December 28, 2018 10:31 PM

About LDC

### Location

Parcel ID: 069C00230000  
Parcel LRSN: 47009  
Address: 213 HALDEMAN AVE

### Zoning

Zoning: R5  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

Overlay District: NO  
Historic Preservation District: CLIFTON  
National Register District: CLIFTON  
Urban Renewal: NO  
Enterprise Zone: NO  
System Development District: NO  
Historic Site: YES

### Environmental Constraints

Flood Prone Area  
FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0027E

### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

### Geology

Karst Terrain: YES

### Sewer & Drainage

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO131 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 9  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

I am incredibly excited about the plans we have in store for the exterior rehabilitation at 213 Haldeman Ave. My vision for this house combines timeless classic design with a nod toward the highly creative and artistic vibe that the Clifton neighborhood is famous for. Over the next few pages I will outline the projects we would like to complete.

**AT A GLANCE SUMMARY:**

**Current View:**



**Approximate Rendering of Proposed Updates:**



**PROJECT A: REPLACE EXISTING VINYL SIDING**

The house is currently fitted with gray vinyl siding. I'd like to replace this existing vinyl siding because it is warped, damaged, and missing in several places. Additionally, I think the current color, style, and diagonal installation pattern are unattractive and don't seem to fit with the era of this home (looks like 1980 vs. 1900 :)

On the front elevation I'd like to replace the existing vinyl with James Hardie fiber cement lap siding (4" exposure). This material will be professionally installed by removing all the existing vinyl and underlying wood siding, then installing new plywood sheathing underlayment to provide a solid, flat installation surface. After installation, the fiber cement boards will be painted to exactly match the other new siding on the sides/back of the house (navy blue).

As you know, fiber cement siding is incredibly labor intensive and expensive to install. After getting many quotes, I have had to come to terms that there is no way I can afford to install fiber cement siding around the entire house. However, I feel confident that I can achieve most of that design aesthetic by splurging on fiber cement for the front elevation, while installing identically matching premium vinyl siding on the sides and back of the house. My plan is to have premium vinyl with the exact same exposure measurements (4") installed on the sides and back, then have paint for the fiber cement boards matched to the navy vinyl color to ensure they look perfectly uniform. With this approach, the view from the

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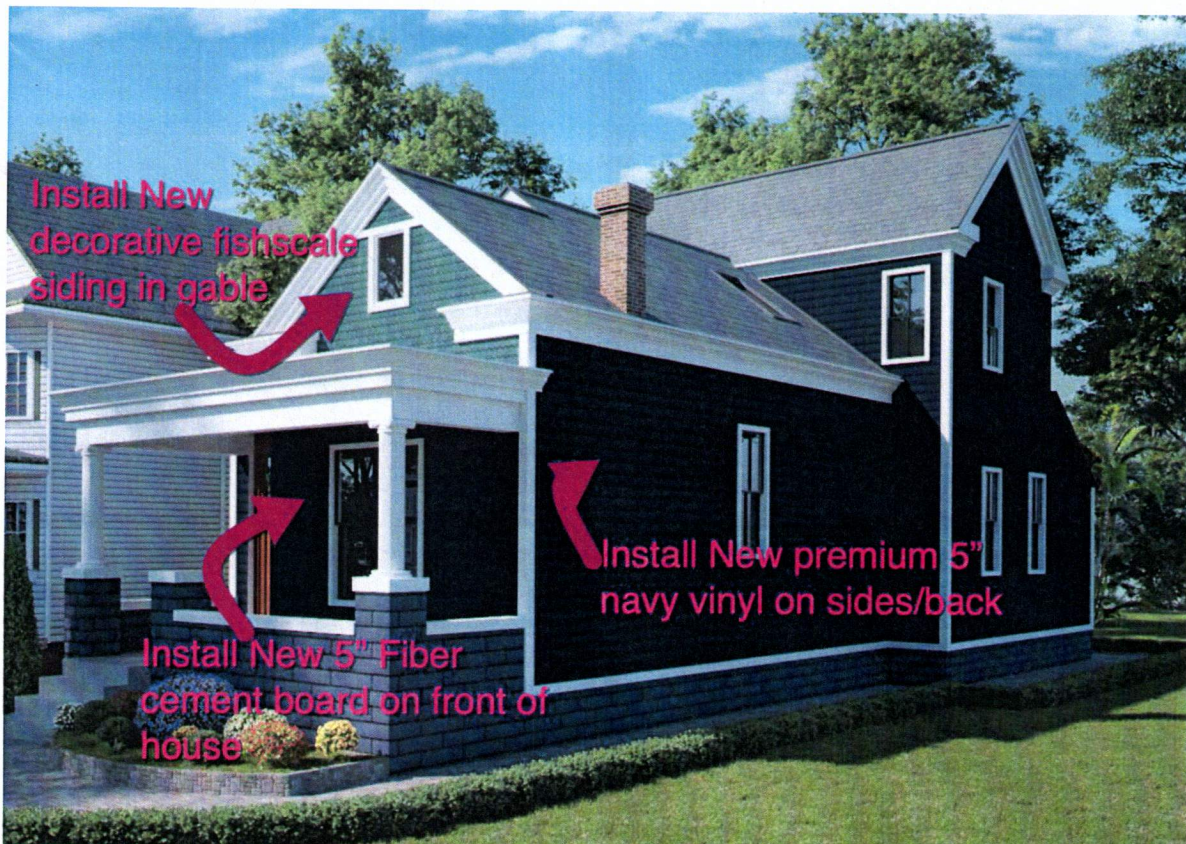
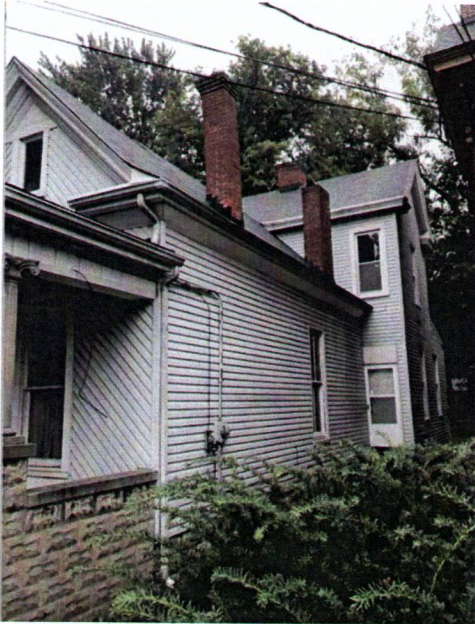
JENNIFER CRESS-EVER CLEVER, LLC  
502-437-9504

**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

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street and on the front porch is the luxury fiber cement boards, while the sides/back of the house (that are almost entirely out of sight due to the very narrow passageways between adjoining houses) are matching premium vinyl.

Finally, I intend on installing decorative fish scale style siding in the front gable for a touch of charm and character that's appropriate for the era of this home.



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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**Material Specifications**

- a. **Fiber Cement:** James Hardie fiber cement lap siding (4" exposure).
- b. **Premium Vinyl:** Crane Market Square 4" Double Clapboard, color: indigo  
<http://www.exteriorportfolio.com/our-products/traditional-siding/market-square/>
  - *Beautiful textured grain of forest-grown cedar*
  - *Special rolled-over nailing hem provides 180 mph wind load performance*
  - *Integri-Lock® locking system snaps panels securely together for sound installation*
  - *Extra wide 5/8" profile edge with square bottom edge maximizes rigidity and performance*
  - *.044" nominal thickness*
  - *Lifetime Limited Warranty*
- c. **Decorative ½ round shingle siding:** Crane Portsmouth Half Rounds <http://www.exteriorportfolio.com/Our-Products/Shake-and-Shingles/Portsmouth-Half-Rounds/>
  - *Quaint cottage pattern modeled from real cedar shingles*
  - *Seamless design*
  - *No painting. No scraping. True Maintenance Freedom!*
  - *Superior impact resistance, and resists fading and warping*
  - *Wind resistant up to 190 mph (velocity ultimate)*
  - *Lifetime Limited Warranty*

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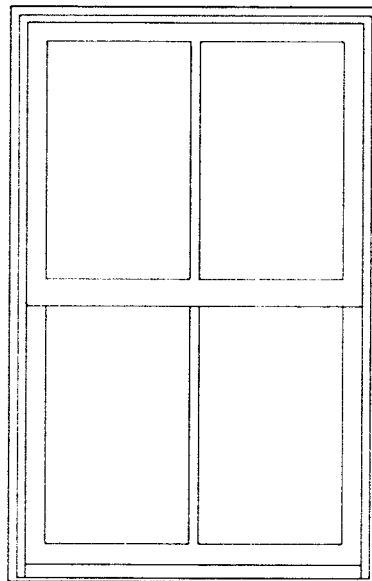
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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**PROJECT B: WINDOW REPLACEMENT**

Unfortunately, the windows in this home have deteriorated beyond repair. We have not been able to successfully open any of the 1<sup>st</sup> story windows, contending with broken glass, wood rot, broken weight systems, sloppy paint, broken hardware, and all around energy inefficiency. The windows in the camelback have already been replaced by previous owners, however I am not satisfied with the cheap white builder-grade vinyl windows that they installed. Furthermore, as we prepare this home for the market, we have to keep in mind that the type of buyer shopping for a fully renovated home absolutely expects fully functional, clean, energy efficient windows.

I would like to replace the existing windows with premium double hung replacement windows. For a higher-end, more custom look I want to use black exterior frames. A 2:2 grid pattern will match the original grid pattern of this house. The trim will be a clean white to make the black frames pop against the navy siding. Additionally, an egress skylight will be installed in the attic to comply with building inspector's request (David Arnett).



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**Window specifications:**

**Brand:** American Window (NOT America's Window! ☺) a local window manufacturing company based out of Evansville, IN. 2715 Lynch Road, Evansville, IN 47711 (812) 464.9400

**Style:** TruLok Double Hung

**Color:** Black exterior frames, white interior frames

**Grille pattern:** 2:2

**Material:** Premium replacement vinyl. See further spec's below.

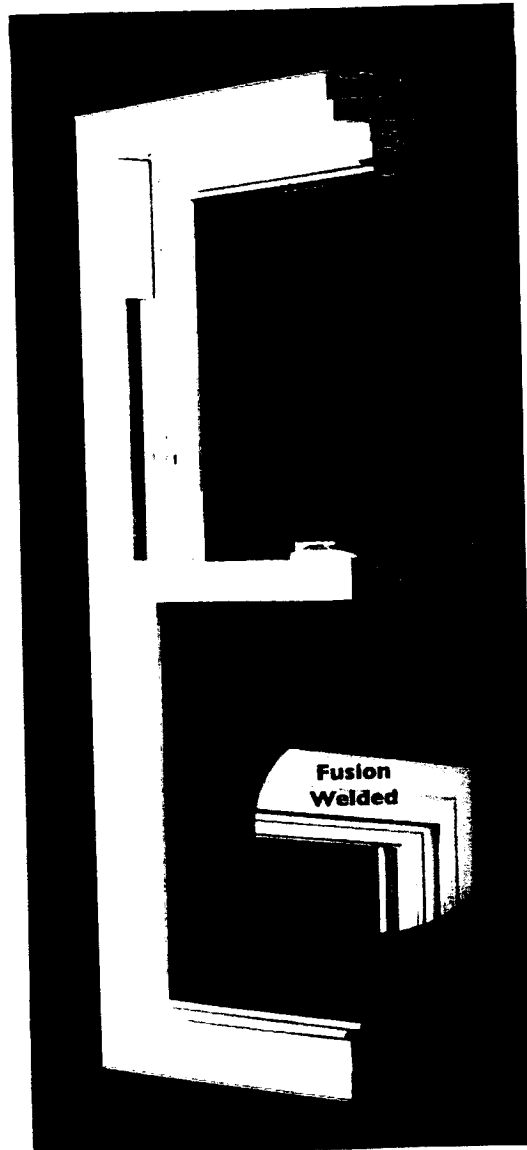
**Egress skylight:** FAKRO Venting Tempered Skylight (Actual: 22.25-in x 37.25-in) <https://www.lowes.com/pd/FAKRO-Venting-Tempered-Skylight-Fits-Rough-Opening-22-25-in-x-37-25-in-Actual-22-25-in-x-37-25-in/4740624>

PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206

## The Quality and Features You Expect From The TruLok<sup>2</sup>

### Features and Benefits

- **Fusion Welded Frame and Sash:** Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.
- **Unique Cove Mold Look:** Offers a more traditional wood window exterior appearance.
- **5° Positive Sloped Sill:** Provides water runoff, even in driving rain.
- **Deeply Pocketed Head:** With weather stripping to resist air infiltration.
- **Heavy Walled Construction:** 0.065" nominal wall thickness.
- **Proven Balance System:** Provides smooth and maintenance free operation of sash.
- **New soft curved sash design:** Looks more like traditional wood window sash.
- **Positive Integral Lift rail:** Provides easy sash operation.
- **Double Tilt In Sashes:** Both sashes tilt in for easy cleaning.
- **Recessed-In Tilt Latches:** Color matched low profile latches for a neat appearance.
- **Insulating Glass system:** For maximum thermal efficiency. Optional Low-E coating available with Argon for additional energy savings.
- **Warm Edge Technology:** Non-Conductive spacer provides barrier to heat transfer in insulating glass unit.
- **Interlocking Meeting Rail:** Integral interlock provides additional security and has passed AAMA Forced Entry Resistance Test\*.
- **Designer Cam Lock:** Cam action actually draws sash closer together for positive lock.
- **Double Night Vent Latches:** Allow for ventilation with security. Have passed AAMA Forced Entry Resistance Testing\*.
- **Two Layers of Weather Stripping:** With double gasket for resistance to air and water infiltration.
- **Non-Corrosive Hardware:** Years of trouble free operation no matter what the environment.
- **Advanced vinyl window material:** Formulated with advanced vinyl window material.
- **Energy Star, NFRC Rated, and Energy Star Warranty \*\***



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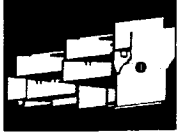


**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**TruLok<sup>1</sup> - A Statement Of Strength and Beauty**

**Efficiently Beautiful**

The TruLok<sup>1</sup> double hung window is designed to enhance your home's appearance while increasing its comfort level. The unique cove mold look of the welded master frame offers a more traditional wood window exterior appearance. The low profile sloped sill maximizes rain runoff.



The new soft curved welded sash design provides a classic "wood like" interior appearance while allowing maximum glass area for your viewing pleasure. The engineered channels allow for dual layers of weatherstripping to mini-

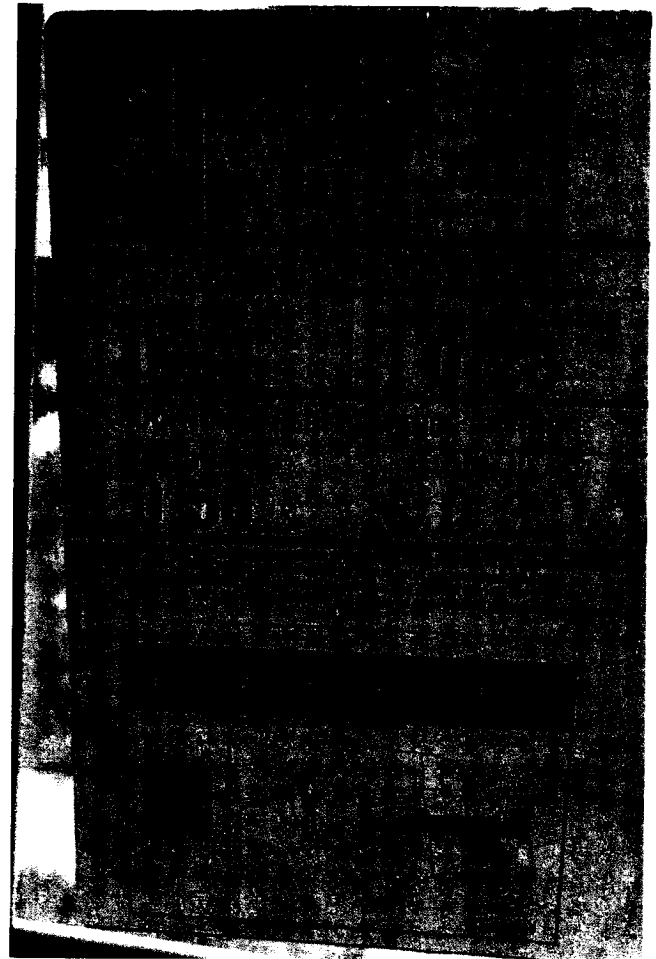


mize air infiltration. Efficient "Warm Edge" insulated glass maximizes energy performance and minimizes unwanted sound transmission, reducing not only heating and cooling bills, but also outside noise. And finally add the natural beauty of the maintenance free finish of Sunshield<sup>®</sup> vinyl, which retains its sheen year after year.



**Beautifully Efficient**

TruLok<sup>1</sup> windows will beautify any home's décor, while aggressively guarding against energy loss. TruLok<sup>1</sup> windows incorporate a wide variety of energy saving features: Fusion welded frame and sash corners provide an impenetrable barrier to air and water penetration. Engineered channels capture dual layers of weatherstripping seals to minimize air infiltration. And .75" insulating glass effectively minimizes unwanted energy and sound transmission, reducing not only your heating and cooling bills, but also outside noise pollution.



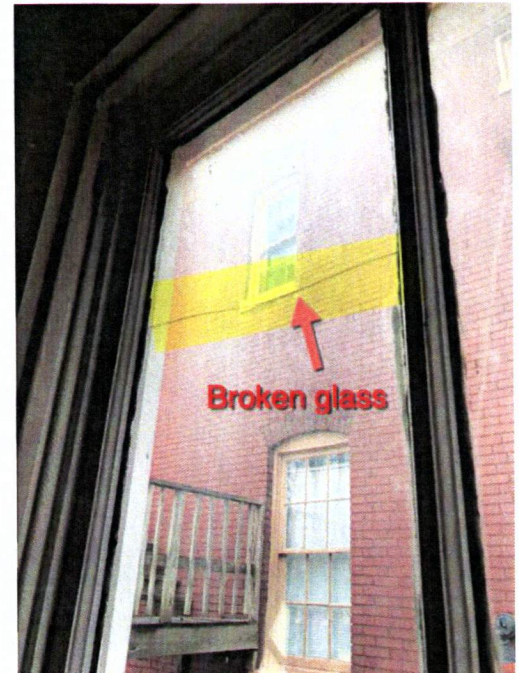
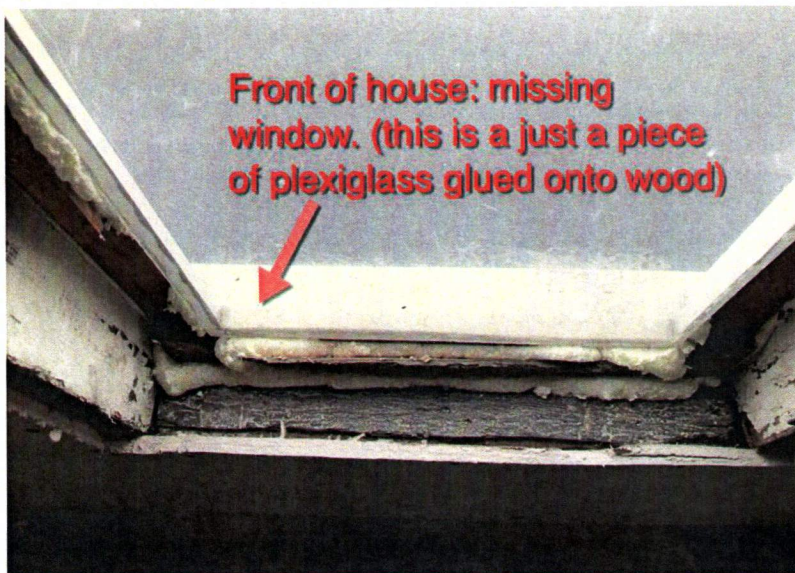
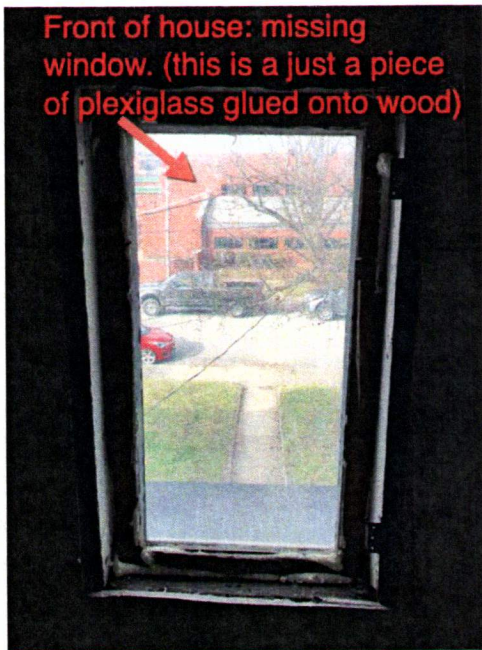
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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**Samples of current window damage and deterioration:**



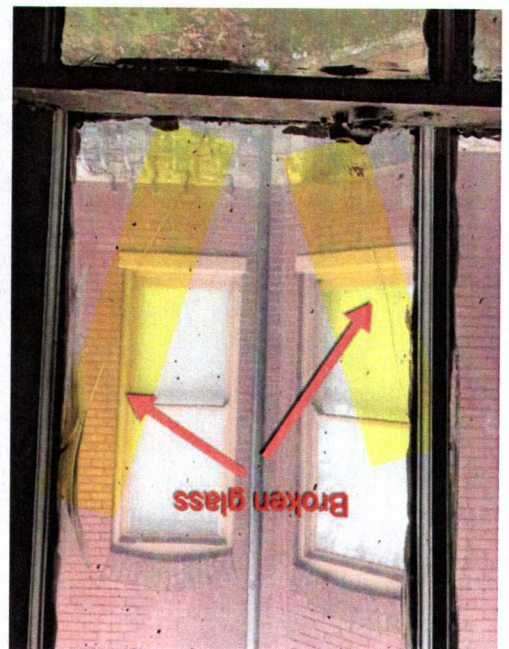
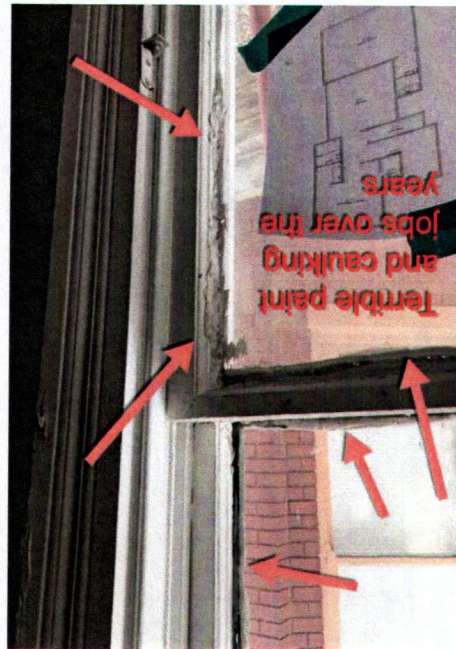
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Continued: Samples of current window damage and deterioration:



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***Continued: Samples of current window damage and deterioration***



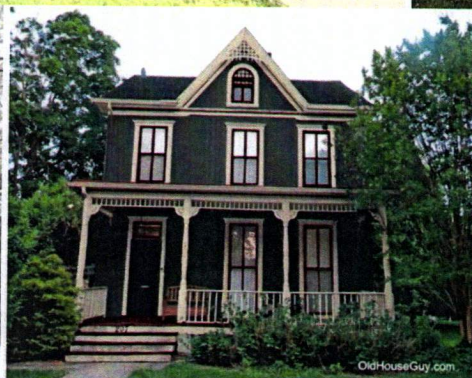
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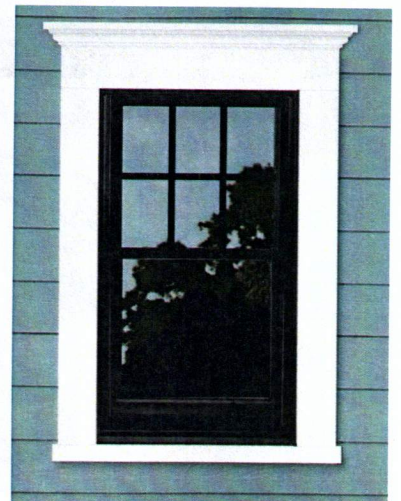
**Sample inspiration showing similar siding, window, & trim color/style combinations:**



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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**PROJECT C: CONCRETE REPAIR**

Concrete pathway will be repaired and porch stairs will be replaced (new concrete stairs) to match original form.



Close up, stairs damage...and my cute kids ;)



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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**PROJECT D: PORCH REFRESH**

The porch will get power-washed, then a fresh coat of paint will be applied to the columns and surrounding walls. Paint colors will be matched to navy fiber cement siding and white trim. After-market storm door will be removed and original (beautiful!!!!) tall entry door will be restored.



**PROJECT E: LANDSCAPING**

Thicker decorative stone border will be installed to create a more raised planting bed. A collection of bushes and flowering plants will be installed.



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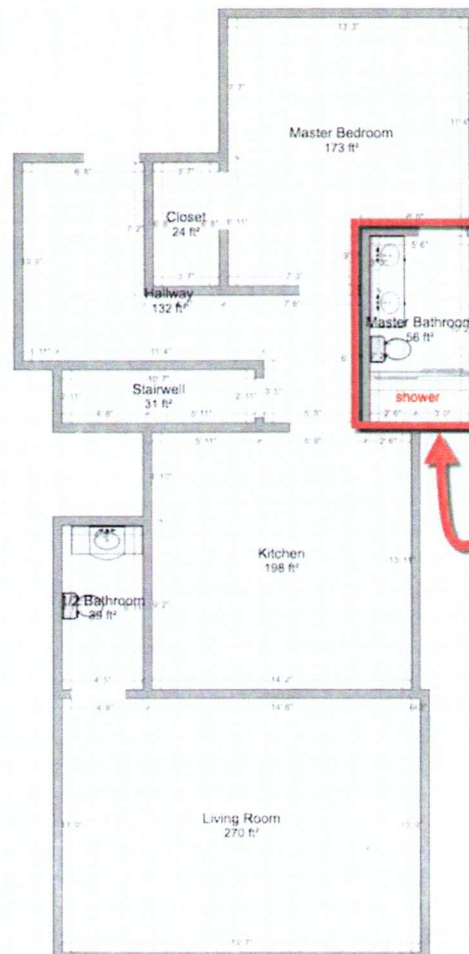
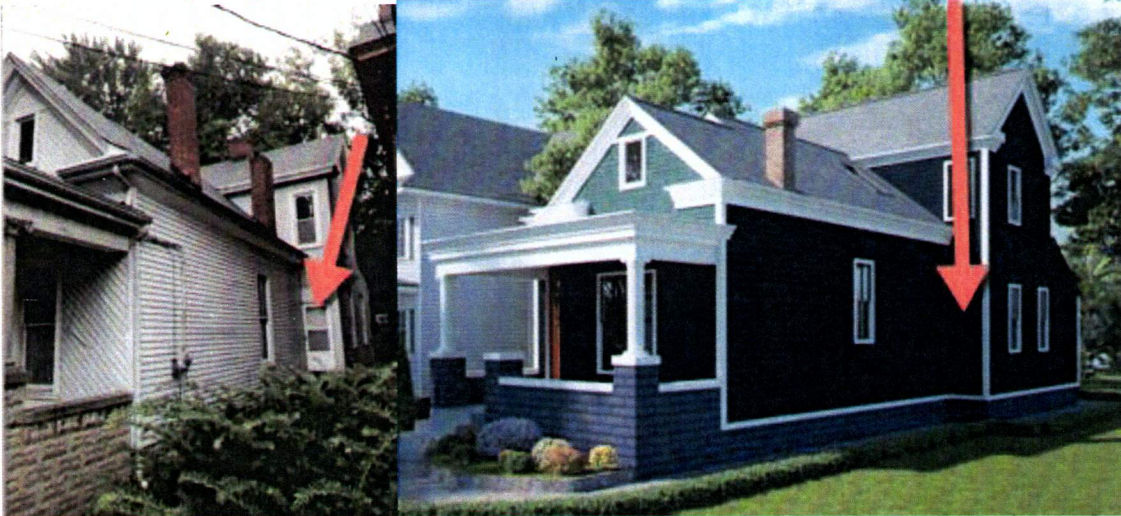
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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

**PROJECT F: SIDE DOOR REMOVAL**

The side entrance will be eliminated. This will be a single family home with no need for a side door. (Already has a rear entry door that will remain and a front door). The new interior floorplan includes a new master bathroom behind the location of that door. The opening will be framed in and exterior covered with the new siding.



New interior floor plan includes master bathroom here.

This is the location of side entry door we intend on eliminating.

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**PROJECT: EXTERIOR REHABILITATION @ 213 HALDEMAN AVE 40206**

Please let me know if you have any other questions. Thank you for your consideration. Can't wait to see the exterior of this home come back to life!!!

Jennifer Cress  
502-437-9504  
[jennifer@evercleverflips.com](mailto:jennifer@evercleverflips.com)

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